

Want Ads.,
Agriculture,
Commerce.

The Times



Dispatch

Financial,
Manufacturing,
Real Estate.

THE TIMES FOUNDED 1888.
THE DISPATCH FOUNDED IN 1880.

RICHMOND, VA., SUNDAY, DECEMBER 11, 1910.

PRICE FIVE CENTS.

REAL ESTATE AND BUILDING NEWS

Increased Activity and
Greater Inquiry—Big
Residential Sales.

SUBURBAN NOTES; MUCH BUILDING

Great Tobacco Factory to Go Up
in South Richmond—Rumors
of Options That Involve Thou-
sands of Dollars—Building
Activity in All of the Sub-
urbs—General Notes.

The real estate agents have been sitting up and taking notice during the past week; that is, some of them have. The activity that was noticeable in the general market was a little surprising to the agents, for the most of them had predicted a dullness that would last until after the holidays. Contrary to their expectations, a number of deals that had been hanging on the string for many weeks dropped off, reached the consummation point, panned out the money, and made the transactions for the week, including swaps and trades, amount to largely more than \$200,000. This estimate, of course, includes suburban transactions and nearby farm deals.

Somewhat to the surprise of the agents, there was unusual activity in the regions which surround the Battle Abbey, and holders of opinions on property in that section unexpectedly closed the same. One firm alone, Ames & Poindester, reports the sale of something more than a thousand feet of dirt close to the Battle Abbey property, and it is no secret that they got \$40 a front foot for it. This firm also sold considerable residence property in the eastern part of the city, as well as some Highland Park lots and a couple of farms not far from Richmond. All of these sales footed up something like \$75,000.

Residential Property Active.
Pollard & Bagby tell me that they found business very encouraging the past week. To say nothing of the increased inquiry for both business and residential properties, they made sales that amounted to a little over \$40,000. These sales were in all parts of Richmond, but confined entirely to residential properties.

Stanton & Co. report the sales of considerable acreage property on the Westhampton car line that ran up to about \$14,000; also city and suburban dirt that amounted in the aggregate to about \$20,000 more.

Golan & Nash tell me of some good sales in South Richmond, but they still insist upon calling it Manchester. They also report a few sales in Westhampton lots. By the way, this aggressive firm of young men have arranged to change their quarters. They have leased the corner of the corner of Tenth and Main Streets, and on the first of the new year will make it their headquarters.

Many other agents report fairly good business, but they refuse to call names and give figures.

In the Suburbs.
Notwithstanding the bad weather of the past week there has been decided activity in suburban property. I can say that the sales have been enormous, but the most inquiry greatly encourages the agents who handle these lands, and they are led to believe that the sales after the holidays and on towards the springtime will be immense. The Highland Park Realty Company, which has control of the Battery Court property, has nearly sold out the whole plot. The buyers of the dirt are not waiting for the new houses to be commenced in the "Court" territory last week, and Mr. Manson, the general manager, says he has thirty contracts on hand, and that the houses will be built in the near future.

Big Deals in the Wind.
Blanton & Co., who have control of the Monument Avenue property, made some lively sales last week. The lots closed out footed up about \$7,000. It is a secret, but it is true, that the lots which these lots are sold have proven attractive, and quite likely have increased the sales somewhat.

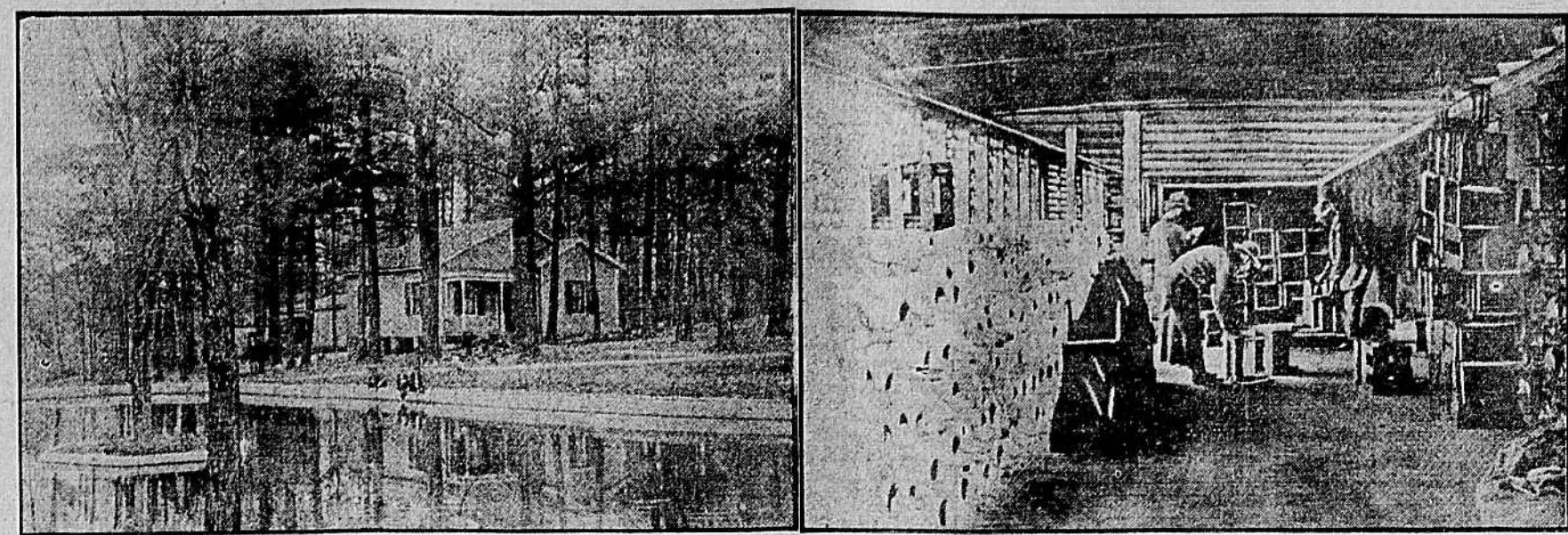
There are rumors of options that may result within a few weeks, maybe in a few days, in big sales of business property. It is understood that one of the options is hanging on the final decision of the Corporation Commission or the Supreme Court of Appeals, as the case may be, concerning the dock property, but in the nature of the case that cannot be a matter to be determined in a short while, when it is case like that gets into the courts it may stay there for months, or even years.

Another rumor, which does not admit of court delays, concerns the property at Eleventh and Bank Streets. The rapid progress being made on the new million-dollar post-office building has been such that the investors sit up and take notice, and it is but natural that this Eleventh Street property should get in the line of things. It is that the investors, who have the skyscraper building bee in their bonnets, have obtained options on the ground extending from the rear of the bank building at the corner of Eleventh and Main to Bank Street. The names of the option-holders as well as the figures that count in the option are being kept a secret, but it has leaked out that the figures, when they do come out, will show a big profit, maybe more than \$50,000 for the folks who bought the same property less than two years ago.

Big Tobacco Factory.
Another rumor that has been on the wind for several weeks past is to the effect that one of the biggest tobacco manufacturing concerns in the country has bought acres of ground in South Richmond and will cover the same with buildings that will make the biggest tobacco manufacturing shop in all of the South. It was at first believed that it was a Western tobacco factory that expected to come to Richmond. The rumor traced down finally in clinching the fact that the R. A. Patterson Tobacco Company, of

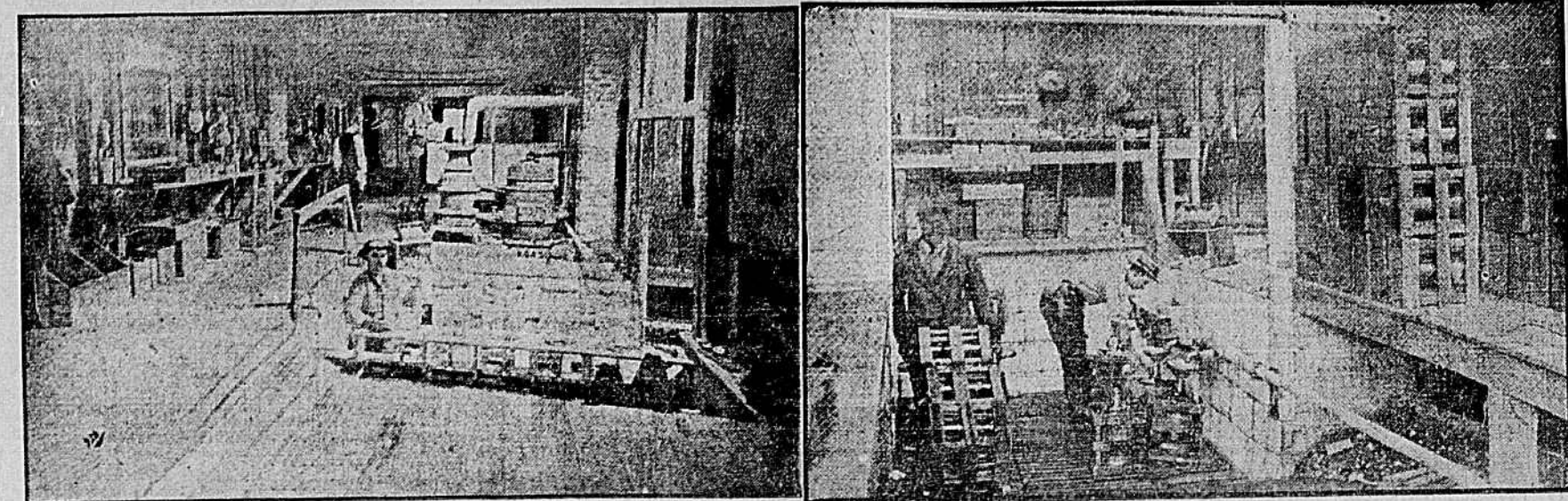
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HOLLY SPRINGS AND BROAD ROCK



KEEPER'S HOME AND LAKE.

INTERIOR DEPARTMENT.



BOTTLING AND SHIPPING.

PROCESS OF BOTTLING.

TOBACCO SALES LARGE IN ALL OF THE MARKETS

Planters Take Advantage of Partial Season to
Convert Weed Into Christmas Money—Bur-
ley Sales Expected to Be Large
This Week.

The dampness that came along with the snow and the rains of the past ten days enabled the tobacco growers who make the sun-cured stock to get goodly quantities of the same in order for marketing, and as a result the Richmond warehouses were kept pretty busy during the four sales days of the past week. The farmers always try to market enough of the weed to provide good Christmas money as early in December as possible. They the farmers, as a general rule, have some cash in the bank, more perhaps than they had for many years past, but they do not like to draw that out when they have the goods within their hands that will bring the cash. It was perhaps this feeling that made them rush about 500,000 pounds of the good sun-cured stock to town last week.

The market was very firm, all of the better grades bringing prices that were pleasing to the sellers. There were a few good wrappers and more of the fillers showed up on the breaks. Some of the top-notch prices were secured at the warehouse, some piles going as high as \$35. At all of the houses \$30 to \$35 was obtained on choice pieces of wrappers.

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The interior markets report larger sales for the week than have been known since the cold snap set in. The sales of package lots were rather small, for the week, and the buyers are of the opinion that they will continue small for some time to come, certainly until after the holidays.

South Boston, Va., December 10.—Despite the rough weather which has been in progress since the 1st, the market for tobacco sales have been quite large; in fact, larger than had been anticipated. Farmers are quite ready to lay in good grades of tobacco, and have fairly good roads over which they can carry, with a great degree of comfort, the weed to market. The prices are high and continue to give satisfaction. One of the highest prices paid during the week was \$40 a front foot for the weed, especially the latter part of the week.

Below is a comparative statement of sales of leaf tobacco made on the South Boston market for November of the current year and November, 1909. Also a comparison of sales is presented for four months of the fiscal year with the same period last year.

Sold in November, 1910, 2,581,321 pounds, average, \$10.83, \$28,077.34; and in November, 1909, 1,776,612 pounds, average, \$10.31, \$18,304.34.

Sold August-November, 1910, 4,843,322 pounds for \$51.42, \$248,233.33; sold August-November, 1909, 7,914,625 pounds for \$27.12, \$213,737.33.

While the South Boston market, on account of the unprecedented dry weather, sold less tobacco this fall than last, it is very surprising to note that the average is higher than that of last fall, with wrappers very much scarcer and a much larger percentage of the low grades. Had the seasons standing been as good as they were last

fall the aggregate sales to date would have exceeded last season.

Kenbridge Tobacco Market.
Kenbridge, Va., December 10.—The Kenbridge tobacco market has been very active throughout the week. The recent rains have enabled the growers to prepare the weed for market. The long dry spell, lasting the entire month of November, retarded the sales to a great extent, but from now to the holidays the warehouses expect to be kept busy. The buyers are anxious for all grades. They have large orders to fill and the bidding is kept brisk.

The prices during the past week have been higher than at any time since the market opened. The entire offerings averaged a sale over 12 cents over the previous week. On Thursday C. Gordon, of Union Level, sold at the Leader Warehouse 2,400 pounds of leaf, average of 24 cents, including all grades from common lugs to leaf wrappers. This market, while one of the youngest, ranks well above those of longer standing. The total sales of the season to date amount to a little more than 1,200,000 pounds.

Lynchburg Tobacco Market.
Lynchburg, Va., December 10.—John D. Oglesby, of the Lynchburg Tobacco Warehouse Co., makes the following report of tobacco sold on the Lynchburg market:

Week ending December 2, 217,500 pounds; sold week ending December 9, 423,400 pounds; increase this week, 211,500 pounds. Sold from September 1, 1910, to December 10, 1910, 1,575,000 pounds.

Receipts this week were larger than last, and considering the snowstorm and severe weather were larger than expected. All grades of tobacco were in active demand, and the prices obtained proved satisfactory to the planter and were fully up to the quotations below:

| | |
|--------------------------------|---------------|
| Leaf, good, common..... | 5.00 @ 5.50 |
| Leaf, good, common..... | 6.00 @ 7.50 |
| Leaf, medium of 24s, good..... | 7.50 @ 8.50 |
| Leaf, good, common..... | 7.50 @ 8.50 |
| Leaf, fine, common..... | 11.50 @ 12.50 |
| Leaf, fine, common..... | 11.50 @ 12.50 |
| Leaf, fine, common..... | 11.50 @ 12.50 |
| Leaf, fine, common..... | 11.50 @ 12.50 |

With seasonable weather good sales are expected next week.

Blackstone Tobacco Market.
Blackstone, Va., December 10.—Report of the Blackstone tobacco market, given by Farmers' Warehouse:

The partial season of last week and this week gives Blackstone heavy breaks, all warehouses having full breaks, the town selling over 200,000 pounds, which was compared with the last week, very little of the former grades showing up.

From present indications Blackstone will sell more tobacco this season than it has in any season heretofore. We quote the following prices:

| | |
|------------------------------|-------------|
| Lugs, good, with length..... | 5.50 @ 6.50 |
| Lugs, good, with length..... | 6.50 @ 7.50 |
| Leaf, good, common..... | 5.50 @ 6.50 |
| Leaf, good, common..... | 6.50 @ 7.50 |
| Leaf, good, common..... | 6.50 @ 7.50 |
| Leaf, good, common..... | 6.50 @ 7.50 |
| Leaf, good, common..... | 6.50 @ 7.50 |
| Leaf, good, common..... | 6.50 @ 7.50 |

Shipping, fine..... 10.00 @ 11.00
Wrappers, short..... 11.00 @ 12.00
Wrappers, long..... 11.00 @ 12.00
Indications point to heavy sales next week.

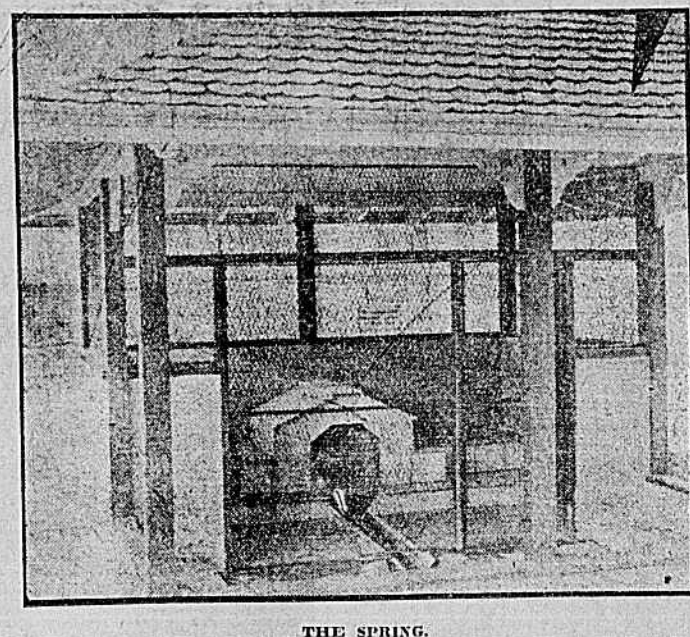
Tobacco Report From Danville.
Danville, Va., December 10.—Receipts have been large this week, especially the latter part of the week.

The improvement previously noted in the quality of the offerings continued through the present week, although there was rather a large proportion of the lower grades. The buyers were out in full force, and prices were well maintained. Common and nondescript grades show a tendency to ease off. Wrappers and all grades of bright tobacco are in active demand and are bringing outside figures.

A fair business has been done in redried tobacco.

Farmville Tobacco Market.
Farmville, Va., December 10.—Quite a lot of tobacco was taken down on the last day, and business is brightening on account of the weed being marketed. All the Farmville warehouses have had fairly good sales each day this week, and prices paid have been satisfactory to most of the growers.

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THE SPRING.

INSTITUTE TRAIN STOPS AT CHESTER

Lectures Prove Instructive to
Farmers—Streets May
Be Opened.

[Special to The Times-Dispatch.]
Chester, Va., December 10.—The Farmers' Institute train stopped here on Thursday, bearing the lecturers provided by the State Board of Agriculture, representing Ohio, West Virginia and Virginia. The pupils of the Third Congressional District High School filled one coach, and the neighboring farmers and villagers the other. The lecturers, taking different phases, ably discussed improved farming and stock raising, emphasizing the natural resources of the earth, and the importance of soil chemistry, cultivation, fertilization and feeding the land, particularly with leguminous products, and labor and industry. The audience was very much interested, and profited.

Bright prospects were pictured for the future of Virginia farmers, and the general agriculture of the country by the following up of modern knowledge and experiments of State and Government stations, now being instituted all over the land.

The Board of Supervisors of Chesterfield county will meet here next Thursday, to look into the matter of opening the streets of this village across the Tidewater and Western and the Atlantic Coast Line tracks, which now separate one side of the town from the other. They will particularly endeavor to provide an overhead crossing at some point best for the safety of the traveling public, and the 100 school children who will have to pass after Christmas from one side to the other to attend school at the new high school building which will be in readiness at that time.

This school has now enrolled 177 scholars, and will increase in the near future to 250, and is doing good work. It is the greatest institution of learning the county has ever had.

EGGS IN WINTER, HENS GET STARTED

Some Suggestions About Eggs
and the Hens That Make
the Same.

BY WALTER C. SCHAAF.
To start with there is a vast difference between the utility poultry man and the fancier, as regards winter eggs. The former wants eggs for eating or market purposes, while the latter wants his eggs to be strongly fertilized, so as to produce strong and vigorous chicks. In consequence, the fancier likes to delay the beginning of the laying season for his best pullets, for in so doing he allows his pullets to fully mature before laying, thereby causing the germs of life in the eggs to be stronger. Not only this, but by keeping them back in laying until, say January, he will get eggs through January, February, March, April before his pullets get the sitting fever. This gives him the four best months of the year for selling his eggs for hatching purposes, whereas, if he would start them, say in October or November, they will lay out by March, and then want to sit at the time he is getting his highest prices for their eggs.

Utility Considerations.
For your utility branch we have altogether a different proposition to contend with. In the first place, you want young stock only if quantity of eggs is the object you seek. On most of the large utility egg farms around New York City and out West, where they have from 5,000 to 20,000 layers on one farm, they make a practice of keeping pullets only the first season, keeping only as many yearling hens as they need to furnish eggs enough to hatch their pullets for another year. On most of these farms they have the continuous house system, that is, long houses separated into pens, so that the attendant can go from one pen to the

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HEAVY PURCHASES OF LAND IN SOUTH

Capitalists Plan Drainage and
Colonization for Big
Properties.

SETTLEMENT FOR GERMANS
Various New Industries Reported
From Different Sec-
tions.

[Special to The Times-Dispatch.]
Baltimore, Md., December 10.—Reports to the Manufacturers' Record indicate the increasing tendency of Northern and Western capitalists to make heavy purchases of Southern properties for drainage and colonization purposes. The most important deal of this kind reported for the week covers the purchase of 45,000 acres of land for \$500,000 cash, with a view to the development of the property by cutting up into small farms, to be settled largely by Germans, and in connection therewith the building of 200 miles of roads through the property. This purchase was made by Charles B. Melling, of Houston, Texas, and F. A. Ogden, of Chicago. Another development of a somewhat similar character is the planning of an expenditure of \$500,000 for drainage canals and 500,000 for levees to drain 200,000 acres of land in Mississippi and Missouri.

Among other enterprises reported in this week's issue of the Manufacturers' Record, and from which the following brief details are summarized, are the following:

South Mobile Terminal Company, Mobile, Ala., decided to proceed with the proposed development of Alabama Port, near Mobile, the improvements to include the dredging of a deep water channel and the construction of docks, for which plans are understood to have been prepared.

Delta Ice and Cold Storage Company, Vicksburg, Miss., was incorporated, with \$100,000 capital stock, to build a sixty-ton ice and cold storage plant.

Holley Mines Company, Dadeville, Ala., was incorporated with \$250,000 capital stock to develop coal and iron lands.

Claremont Carbonate Lime and Cement Company, Claremont, Va., was incorporated with \$60,000 capital stock to develop the famous old town of Manchester, there is a spring of pure water, in which there gushes forth through a granite coralline, pure limestone water, which has attracted the attention of doctors and druggists for many years. The original mine of the water was at Holly Springs, and the original owner of the spring got to selling the water in a limited way under that name. The waters are pure, and have a most favorable local reputation, and the owner did not and very much trouble in organizing a company to handle the growing business.

At a Convention.
The company saw very quickly that they had a good thing, and in a few months the Holly Springs water was in the hands of nearly every house in Richmond.

Last spring one of these conventions that Mr. Danbury, of the Chamber of Commerce, so much loves to bring to this city got here on time. It was the annual meeting of the American Druggists' Syndicate, a pretty big thing, and the syndicate has over 20,000 members; that it has branch offices among the wholesale and retail druggists of the country in as many as 30,000 places. Anyhow, the syndicate is composed of some of the most expert druggists in the land, and when they got to Richmond they found the Holly Springs water, and they liked it.

The members of the big national organization made much inquiry about this water, and when they found that it flowed from a pure granite spring that gushed forth out of the famous old Broad Rock Road, and close by to a place that was known in years past as the "Broad Rock" race course, they asked that the name be changed and that the water shall hereafter be known as the "Broad Rock" water.

After Investigation.
Of course the American Druggists' Syndicate had thoroughly investigated the waters. It is no secret that they spent a great deal of money having the waters analyzed and otherwise pre-

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WEALTH IN WATER FROM VIRGINIA

Money Gushes From the
Granite Formations in
This Good Old State

HOLLY SPRINGS AND BROAD ROCK

Chesterfield Water Makes a Hit
With Druggists From All Over
the Country—Holly Springs-
Broad Rock Adopted
as Best Medicinal
Waters.

BY FRANK S. WOODSON,
Industrial Editor.
There has been a good deal of talk and many columns have been written about the hidden wealth in the hills and valleys of Virginia. I believe I have done some talking and maybe a good deal of writing along this line myself. Last summer, 1910, I remember aright, there was something said in the Industrial Section about the value of the mineral waters of the old State and the figures then used showed that the same waters were bringing in a goodly lot of dollars. Of course, we all know about the famous springs and hotel attachments that entertain people from all over the world every summer, but possibly the average reader of this paper does not know what a tremendous business is being done all the year round in the sale of pure Virginia waters. I did not know very much about it myself until I investigated. Having investigated, I want to tell, for the information of Virginians in general and the world in particular, that right here close to Richmond there is being drawn from the granite ledges and from the hills waters that are famous all over the country for their health-giving qualities.

What We Don't Know.
It is a little curious that water, which is supposed to be as free as the air, should become a salable commodity. Of course, we know that in big towns like Richmond we must pay in one way and another the cost of the water works, but the water works were supposed in the old times to furnish the protection of the city, and nothing more, except that incidentally, we drank the same fluid that went to furnish the bath tub, to extinguish fires, etc.

But a generation ago a proposition to sell a drinking water for home and office consumption in Richmond would have been regarded as preposterous as would an offer made now to sell pure air for breathing. A century or more ago a similar condition of affairs existed in England.

Times Have Changed.
In both this country and abroad, however, conditions have changed. Population has increased, cities have grown up, manufacturing plants have been established, and the sources of water supply which formerly were pure have become polluted.

Rivers are the natural and almost necessary sewers of the cities drained by them, and the water thus polluted is not only often disagreeable to the taste, but is always a possible source of danger to the health.

It is a self-evident proposition that where the sewers of a city, town or hamlet empty into a river, the water of such river must become polluted, and must be purified either by nature or by art of man before it can, with safety, be taken into the human system. Here the local natural processes it requires, and what course nature pursues in purifying a polluted stream, are questions upon which scientists have not agreed, and what artificial treatment can practically be followed by a city to purify its water supply is a problem upon which doctors disagree.

Richmond Is Happy.
Fortunately, Richmond does not have to discuss this problem to any great extent, because right at the corner of the city, where the water gushes from the granite, the owners of these waters and these springs have been very modern, much more so, in fact, than they have ever been, in that they have never tooted their own horns to hurt. But sometimes the world finds out some good things in spite of the reluctance of the holders of the same.

Just out a few miles from the present city limits, that is to say, about 10 miles, there is a famous old town of Manchester, there is a spring of pure water, in which there gushes forth through a granite coralline, pure limestone water, which has attracted the attention of doctors and druggists for many years. The original mine of the water was at Holly Springs, and the original owner of the spring got to selling the water in a limited way under that name. The waters are pure, and have a most favorable local reputation, and the owner did not and very much trouble in organizing a company to handle the growing business.

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